



Diane N. Tradd  
*Assistant City Manager/Director*

R. Eric Slagle  
*Director*

Shaun Shanahan  
*Building Commissioner*

## MEMORANDUM

TO: Chairman Linnehan and Members of the Planning Board

FROM: Christine McCall, Assistant Planner  
Dept. of Planning and Development, Div. of Development Services

CC: R. Eric Slagle, Director  
Shaun Shanahan, Building Commissioner  
Shawn Machado, Board Enforcement Agent  
Judy Tymon, Senior Planner  
Joseph Giniewicz, Associate Planner

DATE: August 10, 2016

RE: 1288.1 Westford Street/85 Parkhurst Road (Popeye's)

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## PROJECT SUMMARY

An application by Chelmsford Chicken, LLC seeking Site Plan Review approval at 1288.1 Westford Street/85 Parkhurst Road to operate the existing drive through lane and service window. The existing Popeyes Louisiana Kitchen Restaurant is situated on the boundary line of Chelmsford and Lowell in the Regional Retail (RR) zoning district and requires Site Plan Review approval from the Planning Board under Sec. 11.4 of the Lowell Zoning Ordinance.

## COMMENTS

1. The subject parcel is situated on the boundary line of Chelmsford and Lowell in the Regional Retail (RR) zoning district. The business was permitted for through the Town of Chelmsford and has been operational since 2013.
2. The petitioner, as part of the application, requested the Board waive various Site Plan Review requirements since the existing building has been fully operational since 2013. All health and building permits are issued by the Town of Chelmsford.
  - a. The Site Plan only shows seven (7) cars utilizing the drive-through lane. However, the subject property is capable of queuing ten (10) cars as the zoning ordinance requires.

3. The petitioner has indicated that no site work is required to open and utilize the drive-through window and drive-through lane. As such, Development Services supports this petition.
4. The application has been reviewed by the City Engineer, Fire Prevention, and our Transportation Engineer and they do not have any concerns or comments to offer the Board regarding this petition.